

Mount Pleasant

North Carolina

Founded in 1848

**Town of Mt. Pleasant
Board of Commissioners
Town Board Meeting
Town Hall- Commissioners Meeting Room
Monday, April 7, 2014
5:00 P.M.**

**Attendance: Mayor Del Eudy
Mayor Pro-Tem/Commissioner Lori Furr
Commissioner Scott Barringer
Commissioner James Sells
Commissioner Warren Chapman
Commissioner Steve Ashby
Town Administrator Randy Holloway
Town Attorney Brittany Love
Town Clerk Cathy Whittington
Fire Chief Jerry Taylor**

Also Present: Andy Goodall, Vagn Hansen, Stephen Wagoner, Ronald Hurlocker, Sharon Hurlocker, Jerry Clontz, Sale Starnes, Dallas Aistrop, Alana Aistrop, Stacy Crudele, Troy Barnhardt, Terry Crayton, Tom Earnhardt, Tim Culp, Tom Fleming, Lisle Crayton, Tracey Brown, Richard Earnhardt, Tina Conder, Amber Pope, Amber Darbutt, Shannon Lancaster, Lanny Lancaster, Melinda Helmintoller, Jeff Helmintoller, Clint Black, Emmitt Black, Donna Creed, John Murdock, Boy Scout Troop #5 from Cold Spring Methodist Church

CALL TO ORDER

Mayor Eudy called the meeting to order

INVOCATION

Rev. Tom Fleming led in prayer and invited everyone to the National Day of Prayer on Thursday, May 1, 2014 at noon.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Boy Scout Troop #5 from Cold Spring Methodist Church.

PUBLIC FORUM

No one spoke in Public Forum.

APPROVE AGENDA

With the additions under New Business #1-Budget Amendments, #2- A report from Commissioner Sells on the MPO and after the Mayor and Commissioners Comments to go into Closed Session to consult with the Attorney, Commissioner Chapman made a motion to approve the agenda with these changes. Commissioner Furr seconded the motion with all Board Members in favor. (5-0)

PUBLIC HEARINGS/DECISION

Mayor Eudy opened the public hearing on 2014-ANX-01 to have the 8.00 acre parcel (ID#566-95-0440) located at 7820 Highway 73 East Annexed into the Municipal Limits.

Mr. Grady Barringer has submitted a petition for voluntary contiguous annexation. The subject property contains a single-family dwelling and would connect the primary corporate limits to the three (3) parcels that were voluntarily annexed (non-contiguous) by the Town in 2012 and 2013. The property owner is under contract to sell the property for a potential multi-family development. On March 10, 2014, the Planning and Zoning Board voted unanimously (5-0) to approve a rezoning for RL to RV-CD to allow up to sixty-four (64) multi-family units to be constructed on the property.

Andy Goodall, Town Planner, put together a report for the Board. In the report, properties are ranked. This property was rated most favorable 4 out of 5 of the categories. The only one not ranking high is the size of the area because it is less than 10 acres

Andy Goodall stated as far as the rezoning, the appeal period has passed so it would not be coming back to this Board. The property does have access to water and sewer.

Mayor Eudy opened the public hearing and asked if anyone would like to speak in favor of the annexation. He stated that anyone wishing to speak, whether in favor or against the annexation would have a time limit of 3 minutes.

No one came forward to speak in favor of the annexation.

Mayor Eudy asked anyone that would like to speak in opposition of the annexation to come forward to speak.

Tim Culp lives on North Skyland Drive. He stated that he has live in Mt. Pleasant for 53 years and his neighborhood would be directly affected by the apartment complex that is going to be built. He stated that he requested information from the Town Administrator and he has received limited information as to what happened at the Planning and Zoning Meeting. He has requested the minutes but has not gotten those. He stated it was a shock to have a development of that size put there. Tim Culp mentioned the traffic concerns and a neighborhood meeting. A neighborhood meeting was held with the adjourning property owners. Mr. Culp believes its says adjacent and not necessary touching the property. He contends that with 67 apartments going onto that 8 acre lot, there are probably not 60 houses on North and South Skyland and they would all be affected by this apartment complex.

Terry Crayton stated that he came tonight to ask the Board to do the right thing. He stated that he had called all but 2 of the Commissioners, but now knows that it is a lost cause. He stated that he was shocked and appalled at the cheerleading that went on for this apartment complex. He can't understand why the Board would take the side of an out of Town contractor that has zero ties to Mt. Pleasant, why would you be a cheerleader for him over the residents that live here. He stated that all the Board needed was a short skirt and pompoms. He stated that you've already made up your minds, it doesn't matter what the residents want. He stated that not a single resident came forward to speak in favor of the apartments. He stated that if you approve these apartments and let them be built you should all be ashamed. Mr. Crayton mentioned the asbestos at the house that is on the property. He also mentioned a garbage dump on the property and asked if it has been tested for lead or any other hazardous waste. Mr. Crayton stated that the Board was all politicians and wanted to keep their jobs, but if this thing turn into what everyone thinks it's going to, a den of crime and drugs. He stated that you are not going to be able to run from this, you say you have no choice. He stated that a lot of stories were going around Town that nobody wants this, but you're going to approve it anyway. He stated a lot of stories were going around about who had been bought and paid for this.

No one else spoke in public hearing.

Mayor Eudy closed the public hearing.

Mayor Eudy reminded the Board that anything that meets the minimum requirements per our ordinance we are required to approve. We can't deny something just because the citizens don't want it. This has been approved by the Planning and Zoning and the Engineer has approved water and sewer capacity. North Carolina Department of Transportation will handle the traffic concerns. The apartment complex can be built whether it is annexed or not.

Commissioner Ashby asked if the Town would get the tax benefits if it was not annexed. The Town would not.

There will be turning lanes, and there is talk about aliening North and South Skyland Drive.

Commissioner Chapman stated that the Board was to vote to annex or to not annex the property. He asked if the Board annexed the property and the developer does not follow through, what can be built on the property. If something else is built a conditional use will have to be obtained.

Commissioner Barringer asked if this property was contiguous. It is contiguous.

Commissioner Barringer made a motion to annex the property located at 7820 NC Highway 73 East. Commissioner Chapman seconded the motion with all Board Members in favor. (5-0)

CONSESNT AGENDA

The consent agenda consist of (1) East Coast Pyrotechnics Contract, and (2) Stewardship Week Proclamation. Commissioner Ashby made a motion to approve the consent agenda. Commissioner Sells seconded the motion with all Board Members in favor. (5-0)

REPORTS

- 1. Police**
- 2. Fire Chief**
- 3. Town Administrator**
- 4. Finance Officer**
- 5. Public Works**
- 6. Town Attorney**
- 7. Code Enforcement**

The reports were approved as submitted except the Fire Chief and WSACC.

Fire Chief Taylor gave an update on the ISO process. He stated that they are about ¾ of the way through. They are contacting people with creeks and lakes to see if they can use them as water points. He stated they should be completed with the ISO process by next summer. The architect will give an assessment on the pad in front of the Fire Department.

Troy Barnhardt report for the 9th year in a row there will be no increase in the wholesale water rates. In July they will be coming online with a power generation. The Master Plan has been voted on and accepted. Their Budget has been voted on

and accepted. Commissioner Barringer asked if there was any update on the Adams Creek. Troy Barnhardt stated that it had been discussed, it was about a \$12 million dollar project to take it all the way down to Oldenburg and Mt Pleasant would have to put in some money.

OLD BUSINESS

1. Update on Mower

The Board approved the purchase of a new mower and related equipment to maintain two ball fields that are no longer being maintained by Cabarrus County. The Board approved a purchase of the equipment with a total price up to \$10,000 with financing the mower at 0% interest for 48 months. During the purchasing process it was discovered that the Town could not receive the 0% interest for 48 months without placing the loan in the name of an individual. The Town Administrator did not feel comfortable placing the loan in the name of an individual and made the decision to purchase the equipment without financing based on the mowing season already starting and the need to start mowing prior to the April 7, 2014 meeting. The Board will be requested to approve a budget amendment to cover the purchase.

Commissioner Ashby made a motion to purchase the mower outright without the financing. Commissioner Barringer seconded the motion with all Board Members in favor. (5-0)

2. Resolution on Refinancing Public Works Facility

The Town authorized the Town Administrator to explore the option of re-financing the Public Works Facility to obtain a more favorable rate. The facility is currently financed with BB&T for 15 years with a rate of 3.85% with ten years remaining on the term. BB&T has agreed to lower the rate to 2.87% for the remaining 10 years. This re-financing will save the Town \$25, 810 over the remaining term of the loan.

Commissioner Sells made a motion to re-finance the Public Works Facility. Commissioner Furr seconded the motion with all board members in favor. (5-0)

3. Update on Mt. Pleasant Middle School

At the March 3, 2014 meeting the Board directed the Town Administrator to coordinate a meeting with the Cabarrus County School Staff to discuss the future location of the Mount Pleasant Middle School with consideration of various options that had been presented to the Town Board. The meeting was conducted on March 21, 2014 with various staff from the Cabarrus County School Staff and two School Board members and the following Town representatives: Mayor Eudy, Commissioner Barringer, Commissioner Furr, Town Planner Vagn Hansen and Town Administrator Randy Holloway. Mr. Tom Earnhardt was also in attendance

and presented his idea(s) for a new location of the Middle School and the re-use of the current Middle School. Various options were discussed in detail to include the funding challenges facing the project. The delegation from Mount Pleasant was requested to once again discuss this issue and give the Cabarrus County School Administration its recommendation as soon as possible.

Based on the outcome of the discussion a motion will be in order to update the Cabarrus County Schools on the Town Board's position on the proposed new Mount Pleasant Middle School.

Commissioner Chapman stated that he saw CSI surveying the property on Friday. He stated that he his feeling from the e-mails, comments that he has received that the School Board was going to build the school where it is. He stated that from listening to the ideas from Mr. Earnhardt and Mr. Barnhardt and from conversations he has had, there are citizens that are both pro and con on leaving the school where it is and putting it somewhere else.

Commissioner Barringer stated that he has had several conversations with the School Board Chairman and local Government officials and no one can guarantee funding. He stated that he posed a question to the school about fixing the leaking roof. He stated that Mount Pleasant deserves what other Middle Schools have, a minimum of 40 to 60 acres of land. Mount Pleasant Middle School was put on 23 acres. Commissioner Barringer stated that he asked if any other Municipality had been asked to make a resolution on where their school was to go. The answer was no. Commissioner Barringer made a motion to withdraw the resolution to keep the Middle School at its present location. Commissioner Chapman seconded the motion with all Board Members in favor. (5-0)

NEW BUSINESS

1. Approve Budget Amendments

Commissioner Ashby made a motion to approve Budget Amendments as presented. Commissioner Sells seconded the motion with all Board Members in favor. (5-0)

2. Charlotte Regional Ramp Metering Feasibility Study

Commissioner Sell presented this as a project from the TAC. The cost to the Town would be \$11.00. Commissioner Barringer made a motion to approve the cost. Commissioner Furr seconded the motion with all Board Members in favor. (5-0)

MAYOR AND COMMISSIONERS COMMENTS

Commissioner Chapman stated that he has ad question on the annexation and on the school situation. He has also had comments about the Family Dollar.

Commissioner Ashby stated that all the attention should not be on the location of the Middle School but the funding. He stated that there is no plan for a school for us.

Commissioner Sells stated that once our schools are built they need to be maintained. He said that we have possibly lost \$30,000 for the staffing grant. We need to keep an eye on the pad at the Fire Department, It's a liability.

Commissioner Furr stated that our frustrations should be with a partially funded school. We should tell the Board we want a fully funded school.

Commissioner Barringer commented on the off ramp on 73 to 49. He also talked about the paint and barrels. He stated that someone asked him about a sports bar or pub in Town.

Commissioner Chapman spoke again about e-mails with Jason Oesterreich.

Commissioner Barringer made a motion to go into Executive Session according to GS143.318.11. (a)(3) To consult with the Attorney. Commissioner Chapman seconded the motion with Board Members in favor. (5-0)

After coming out of Executive Session, Commissioner Barringer made a motion to have the Town Attorney to draft a letter to the Retirement Board at 50% of the cost. Commissioner Chapman seconded the motion with all Board Members in favor. (5-0)

ADJOURNMENT

With nothing else to come before the Board, Commissioner Chapman made a motion to adjourn. Commissioner Furr seconded the motion with all board members in favor. (5-0)

By our signatures the following minutes were approved as submitted and amended on Monday June 2, 2014 in the Regular Meeting.

Town Clerk Cathy Whittington

Mayor Del Eudy